

WITH THE SUBURBAN BUILDER AND BUYER

MANY CITY MEN GOING BACK TO FARM LIFE

Great Movement Noted in Acreage Buying in All Sections About New York.

FOR REST AND RECREATION

Profits Come Too, Though Not Many Are Real Farmers—Some Retire From Business to Work Fields.

In a recently published bulletin the Long Island Railroad Company announced that farms on Long Island had increased from 2,193 in 1900 to 4,334 in 1910. There is no available record of the increase in Westchester, Rockland and Orange counties, New York State, and in the counties of Bergen, Essex and Morris in New Jersey, but they probably would show even a greater increase. The "back to nature" movement has taken a strong hold on the workers of this big city, and for one reason or another, for recreation, rest and profit, they are taking up farms, and so far as the country will permit are becoming practical farmers.

For a distance of more than 100 miles about New York city the movement to the country is being felt. Almost every day reports are heard of this man or that buying a farm where he intends to spend his holidays. The result is seen in the steady advancing price of acreage in all outlying sections, in the reclaiming of abandoned farms, and in the marketing of lands which heretofore were known only for their scenic beauty.

The soil of Long Island and Westchester are now pretty much under cultivation, but up in Connecticut and over the river in Rockland county, up in Orange county, and in parts of New Jersey there are still thousands of acres awaiting the city man.

LEASURES IN IT.

Developers of such properties are not confined to one class. Members of all trades and professions are taking to the soil, and the size and completeness of the establishment are limited only by the individual means. But in practically every case inquiry among brokers shows farming was undertaken not for the profit in it but as a means for recreation, and for the opportunity it gives to get away from the atmosphere of city life, of constant mental and physical activity. But practically every man of course begins his farming career in the hope of making sufficient profits to permit him eventually to retire to the life which is not controlled by the clock. Strange to say, many of these farms are more than self-supporting.

It is estimated that thousands of New Yorkers have bought farms in the last ten years. This is quite a number, but it is only a small part of the number that are expected to leave New York for farms in the next ten years. According to experts the "back to nature" movement is still in its infancy, but it is growing so rapidly that there is no telling its ultimate extent.

Some of those who have taken up tracts of land, especially among the salaried workers, whose field of success is limited and whose earnings do not amount to much more than their expenses, look to their farms for ultimate liberation from toil. They are regarded as a sort of insurance against want in years to come. Illustrations of this are plentiful, as for instance the young man who six years ago bought 200 acres near an up-state lake on the basis of small weekly payments. About two years ago he began to cultivate the land and started a small farm with few head of sheep. This year his crop and the wool from his increased flock will pay all of the running expenses of the place. Next year his orchard will bear fruit, from which he will derive enough to pay for his own keep.

The man has decided to quit business for eight months in the year, which he will spend on his farm, while the other four, if he continues to be successful, will be spent wherever he may desire to go. His independence is established.

HELPS THE INCOME.

With stories from the West of great money that could be got out of the soil and how men of little experience in farming and with little capital had become wealthy in a few years, thinking men here and in other large cities of the East interested themselves in farming. The Government and the agricultural departments of the great railroads intersecting the West were awarded with inquiries as to the possibilities and future of farming. The replies received were a revelation to many. In plain language the city man was told that he was losing time laboring within the walls of a big city.

H. B. Fullerton, head of the experimenting farm owned by the Pennsylvania Railroad near Wading River for the education of Long Island farmers, said recently that the return from money invested in farming was as good as from any other line of business, and that the chances of success were as great. Even the man who has been a failure in business, continued Mr. Fullerton in his bulletin, "can make ends meet farming."

About six years ago a woman who had tired of the drudgery of city life, high prices and fares, went up to Westchester in search of a farm to grow vegetables for her sisters in New York. She bought a farm of eighty acres up near the end of the country. The house on the farm was 100 years old, and was very much in need of repairs. The house was rebuilt, and a coat of paint applied to the outside, which had turned all colors because it was thirty-five years old. The woman had just this year paid a good price for the farm and at first it was thought she had made a blunder of her first venture to make her own home. But she was not far from a colony of wealthy men's farms, and of course she had to pay for her desire to be in such company. She had to live a farmer and some times two or three during the first two years. Yet she made a net profit of \$100 for each year, had a fine house, a big farm, cleared off some of its debts, installed some labor-saving machinery, increased her stock of chickens and cattle, and had the best of vegetables and poultry.

The third year this woman had increased her net profit to \$100 a week, besides improving the farm, increasing the stock and replacing some of the farming machinery. It is said that her profit now amounts to \$1,000 a year. She was seen in a department store in New York before she became a farmer. Her salary was \$200 a week.

Within a short distance of New York there is a woman who is making \$200 a week every year on mushrooms. Down in Bay Ridge there is a young man named Harry Wilson several years ago he bought a farm up near Hartford, Conn. He is an accountant for a big publication house. Though his salary would assure everything that goes to make life easy, Wilson figured he had only a job, that he

was living only on the success of his employer. He thought he would buy a farm. His pal, Edward N. Raleigh, a civil engineer, had taken to farming, had given up a job paying several thousand dollars a year, and was now making more money growing vegetables and on eggs and poultry than he earned in his profession.

Raleigh in a few years had become independent. Wilson did not see why he could not duplicate the success of his friend, who was no better suited for farming than he. So he started searching for a farm, which he found was no easy job. Through a broker he finally located a place outside of Hartford. It comprised 120 acres, with few buildings that might have been fifty years old.

At that time land was cheap, but even now there are lots of farms within 100 miles of New York that might be bought for little money. Anyway, Wilson had very little ready money to put in the farm. About \$1,000 was the limit of his capital. He took the farm and with a heavy mortgage running for three years at 5 per cent. He hired a farmer to work the land. He could not give up his job just yet, as it was the only avenue of revenue he had; then again his knowledge of farming was very limited. He could juggle figures, but how to juggle a plough or reaper was a foreign art to him.

Every Saturday afternoon he went to the farm, returning on Monday. Much knowledge was picked up in these week end trips, and with the aid of Government bulletins and other publications he was a fairly good farmer inside of a year. But the success of the farm was the most interesting feature to him. To his great surprise, at the end of the first year he was able not only to pay the interest on his mortgage but he reduced it, besides improving his property. The house was put in shape.

In the spring Wilson moved his family up to the farm, returning in the fall, thereby saving part of a year's rent. The farm cleared itself last year. The average return on his investment, it is said, has been to 30 per cent. He has also added property to his original purchase with part of the money got from the farm. Next year Wilson expects to give his position and sever all bonds with New York except those with his bank.

To show that successful farming is not reliant on any fixed conditions the case of

TO DEVELOP DURYEA TRACT.

Montclair Mayor Undertakes Largest Work in Town.

One of the largest real estate developments ever undertaken in Montclair is about to be started by Mayor Ernest C. Hineck, who has acquired the property of the late Walter Duryea in the north end of Montclair through F. M. Crawley & Bros. The property is beautifully wooded and in the center stands the former home of the late Mr. Duryea, a massive stone and frame dwelling. The tract comprises about ten acres of land fronting on Lorraine, Norwood and Inwood avenues and commands extensive views of the mountains to the westward. Mayor Hineck will construct two new streets through the property extending from Inwood avenue south to connect with Lorraine avenue in a curved or parklike fashion. Plans for the new streets are being prepared by A. F. Norrie. These will be of the cottage or English type, and when completed will be offered for sale at prices ranging from \$12,000 to \$15,000.

PREPARING FOR REALTY SHOW.

Many Designs Being Received in Competition for Model House.

The office of the management of the Real Estate Show yesterday resembled a section of the receiving department of the Post Office around Christmas time, due to the number of plans and models which have been delivered during the last few days for the prize house competition. This is an added feature of the Real Estate Show, which will be held this season at the Grand Central Palace, the week beginning April 27. An competition for the cash prizes is open to every one having ideas as to the best plan and elevation for a suburban home. Entries have been received from every part of the United States, Canada, Alaska, Hawaii, and practically every entry presents practical and unique ideas for a six or seven room house in relation to the development of a plot 50x100.

The postponement of the show for a



VIEW IN THE DURYEA TRACT AT MONTCLAIR.

BROOKLYN MARKET ACTIVITY.

Building Branch Shows Greatest Action in Several Years.

The Brooklyn real estate market for last week showed a growing active tendency in spite of subway delays and the high assessments so generally complained of by real estate brokers. They had objected not so much to the boosting of assessments as to the suddenness with which it was done, and many of them are now willing to admit that the vast improvements now under way or soon to be will go a long way toward offsetting increased taxation.

Not since the Swanstrom administration have there been so many improvements scheduled for the City of Churches. Of these improvements are perhaps the most important. Broadway is to be built for almost its entire length and Myrtle avenue, Bushwick avenue and other business and residential sections get their share in generous proportions. The repaving will be principally with asphalt. Chicago investors recently showed their interest and faith in Brooklyn property when the owners of the Tourne Theatre vaudeville house in the former city exchanged the theatre for Brooklyn property. Lots in Albany avenue, New Lots road, Hegeman, Vienna and Pennsylvania avenues valued at about \$100,000 become the property of the Chicago company as a result of the transaction. Residence and business buildings will be erected thereon.

Another big office building will be erected in Remsen street soon, according to the plans of the Brooklyn Union Gas Company, which recently secured a full 200 foot frontage on the street by the purchase of an additional 100 feet at an outlay of a little more than \$200,000. The addition of this new frontage to the existing building will increase its present quarters on the west and consists of two residences recently used as boarding houses and the quarters formerly occupied by the Realty Associates. The latter will move to 163 Remsen street. It is said that the new office building will cost \$300,000.

In the Kensington Park section there is rapid development. The Sherman Construction Company will at once begin the construction of a four story apartment house and two store buildings on property recently acquired from the Wood, Harmon Company at Gravesend and Eighteenth avenues. The plot cost the construction company \$25,000, it is said, and expects to spend between \$50,000 and \$60,000 in construction. Five other lots in that immediate neighborhood were sold last week to private individuals.

The Temple Bar Safe Deposit Company, recently incorporated at Albany with a capital of \$100,000, will erect a fine new building at 163 Jerusalem street, in the rear of the Temple Bar Building. It will be used exclusively, it is said, for safe deposit purposes. The Long Island Loan and Trust Company is interested in the venture.

MERCANTILE LEASES.

Douglas L. Elliman & Co. in conjunction with the Douglas Robinson, Charles S. Brown Company have leased for the Advocate Realty Company 20 East Forty-ninth street, a four story house adjoining the corner of Madison avenue. The premises will be used by Frank Bowles, a dealer in antiques, who will connect it through the rear with the building at 423 Madison avenue. Also leased the westerly store on the Twenty-seventh street and of the Arcade Building, 118 East Twenty-ninth street, to the Swenar Stationery Company, now on East Twenty-third street.

The Charles F. Noyes Company has leased offices in the 80 Maiden Lane building to the Metropolitan Casualty Company, in the South Gray Building at Broadway and Warren street to Morris A. Harwick and to the J. A. Williamson Company, in the Franklin Building at Broadway and Broadway, to Hollahan Bros., also to Styles & Cash, and the store at 75 Fifth avenue for a term of years.

Bryan L. Kennedy has leased the dwelling at 140 Lexington avenue, northeast corner of Eighty-fourth street, for a term of years to the Rev. Alexander A. Motovilsky, dean of the Russian St. Nicholas Church on Ninety-seventh street.

Henry Barnett & Co. have leased the dwelling at 201 Madison avenue to Dr. Canizales, and the dwelling 204 Fifth avenue to W. M. Robertson, and in 118 West Fifty-fifth street to Dr. Sachs and Dr. Schaubert.

APARTMENT LEASES.

Pease & Elliman report the following leases of apartments: In 875 Park avenue to H. W. Luddington, Max Sieperman, Alanson I. Enes and Miss Edith L. Smith, in 383 Park avenue to George Mercer, in 104 East Fortieth street to Dr. George Close and Mortimer Leventritt, in 1 Lexington avenue to W. M. Robertson, and in 118 West Fifty-fifth street to Dr. Sachs and Dr. Schaubert.

COUNTRY RENTALS.

Pease & Elliman in conjunction with Nicholas A. Hobble have rented the Genesee property at Dobbs Ferry on the Hudson to Mrs. John D. Parsons, Jr.

The Somerville Realty Company reports the following sales at Arverne: A plot 6x100, on the south side of Banister avenue near Jamaica Bay, to D. Skelly; a plot 6x100, on the northwest corner of Gaston avenue and Avenue C, to J. H. Rosenfeld, and a plot 40x100, on the east side of Clarence avenue south of Isabella avenue, to L. Marino.

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BUILDING FOR ONE CONCERN.

Playground and Lunch Room on Roof and Latest Protection Devices.

A new fireproof building of eight stories and basement is being erected for Lane Bryant, manufacturer of negligees and dresses at 25 West Thirty-eighth street, from plans by H. P. Knowles. The three lower floors will be devoted to the retail sales department, while the five others are to be used for offices and work rooms. All the latest devices for the protection of employees have been installed. A particularly well arranged feature is the plan of utilizing the roof as a recreation ground and lunch room. The building will be completed and occupied on July 1, housing the different branches of this industry under one roof.

EARLY DEVELOPERS.

Senator Worth, Mr. Strawton, T. B. Ackerson & Sons and Wood, Harmon & Co., all experienced developers, studied the position with relation to the business, shopping and theatrical sections of Manhattan and Brooklyn and saw that it was really suited for development as a fine residential locality.

Travelling facilities at the time were not the best, but with the building up of the district it was reasonable to believe that better service could be had. Worth and Strawton were the first to undertake the making of Flatbush. They bought the old Vandermeer farm in 1890 from Elias Vandermeer. They paid comparatively little for the land and sunk much capital in developing the big tract which is to-day known as Vandermeer Park. Streets were cut through, water mains and other sub-surface improvements were made. Friends of the Senator counselled him against what they considered a waste of good money, but he continued to build an extensive system of surface and sub-surface improvements.

The entire farm, one of the largest in Flatbush, extending along the east side of Flatbush avenue from Clarendon road, then Canarsie lane, to Rogers avenue, was subdivided into various sized building plots. Several auction sales were held in order to attract attention to the property, but these sales were not great.

The people there were not inclined to invest in real estate. Nobody thought of living in the country. It was not until ten years after they started operations, or after the close of the Spanish war, that they began to realize on their work and investment. There a great real estate boom started.

PRICES INCREASED.

This was the beginning of the Flatbush boom to-day. Lots in the Vandermeer tract, which had been bought for \$125, \$200 and \$225 began to increase in value, not gradually but in leaps and bounds. Home-seekers flocked to the region and for prices which were records they bought lots that 100 years ago had been for several times these prices.

The Zabriskie homes had on the west side of Flatbush avenue from Lotts lane, near Clarendon road, to Avenue D, and on Dorchester road, and extending to Coner Island avenue, was bought by Kaiser and Dalton shortly after Senator Worth bought the Vandermeer tract. The property was comprised fifty-two acres lying to the south of Vandermeer Park. The tract could have been purchased for \$150 a lot in those days, but like the Vandermeer tract, it was purchased at a great price. The result of a lot of inducements four plots on East Fifteenth street, now known as Marlborough road, East Nineteenth street and on Avenue C, now known as Clarendon road, were purchased and improved with dwellings for occupancy.

These \$150 lots are now valued at upward of \$3,000. The corner of Cortez street and Ocean avenue, which was sold by Messrs. Kaiser and Dalton for \$2,500 about ten years ago, has since changed hands on an evaluation of \$25,000.

Dumas Farm, on the west side of Ocean avenue adjoining the Zabriskie home-stead, was the next big parcel taken for development. This was bought by Louis M. Pounds, the present Commissioner of Public Works, but at that time property of the Manor Realty Company. Mr. Pounds laid out the property so that it would harmonize in attractiveness and character with the Zabriskie home-stead developments. T. B. Ackerson & Co., Dean Alvord and Wood-Harmon Company then came into the field and through their efforts Flatbush was raised to its present high standard.

FISKE TERRACE BEGINNING.

Beverly Square was built up by the Ackerson Company. They bought the property out about 1900. At that time it was a large waste of land and was filled with scrub oak and weeds and underbrush. It extended from Coner Island avenue over to the Brighton Beach railroad and from Beverly to Cortez road. The Ackerson company also built up what is now called Fiske Terrace. This land was nothing but a waste of woods and underbrush. They had to cut down the trees and cut through streets and develop the property to make it fit for building purposes. They took title to the terrace road on June 28, 1905, and at once began the work of clearing the land required for streets, and by December 1 they had practically completed their street and underground drainage system. This part of Flatbush was transformed from woods into a beautiful and picturesque city in eighteen months. The land to the north now known as Prospect Park South was developed by Dean Alvord.

All these walled plots have been walled out and in their stead stately cottages of various designs and houses that years ago would have been classed as mansions have been erected in great numbers. There is no district in the suburbs of the greater city where money has been lavished more freely in fine houses and in the upkeep of the character of the section than Flatbush. All the historical relics have been preserved. The old Vandermeer home-stead, which originally stood in Flatbush near Avenue D, has been moved to East Twenty-third street. It has been restored to its original state and the people of the Vandermeer district now sit in a suburb. The Zabriskie mansion has also been restored.

FLATBUSH A SECTION OF NOTABLE GROWTH

In Twelve Years It Has Changed From Farms to Brooklyn's Finest District.

GREAT GAINS IN VALUES

Early Developers Worked the Property for Ten Years Before Home-seekers Would Pay Them Profits.

The development of Flatbush and the increase in real estate values is one of the notable features of the growth of the Borough of Brooklyn. Ten years ago Flatbush was part of a great farming country from which New York city received its table vegetables. During the real estate boom that followed the Spanish American war several professional land developers saw the possibilities of the district and began the work of turning it into a residential section.

When the late Senator Jacob Worth and his business associate, Vincent A. Strawton, went down to Flatbush there was no more unpromising section in the country. There were several big farms, such as the Vandermeer, the Zabriskie and the Dittmas, which had been owned by the same families for centuries. There were others of historical interest, and there were a score of dilapidated shacks such as are to be found along country back roads. A more uninviting section as a site for a high class residential colony could hardly have been selected. There was but one thing in its favor, it was near Prospect Park.

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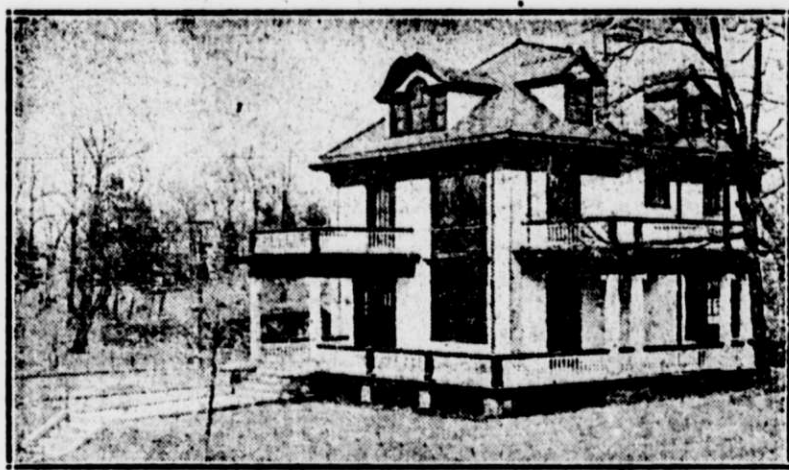
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NEW DWELLING AT VAN CORTLANDT TERRACE.

Harry Ritchie, a compositor in one of the New York papers, may be cited. Ritchie has a farm in Ramsey, N. J. He bought it four years ago, made it his home and a half year it paid for itself. Had Ritchie worked the farm to its utmost he could have paid it off in much less time. The time spent on the farm was limited to only a few hours every day.

Besides paying off his mortgage Ritchie in the first two years was able to take a ten weeks vacation in England. His yearly profits, he says, are about 30 per cent. His property has also increased at the rate of 10 per cent. a year.

This is not particularly of Mr. Ritchie's farm, but everywhere within hundreds of miles of New York acreage values have been steadily increasing. According to the Government report farm land throughout the United States has increased more than 100 per cent. in the ten years between 1900 and 1910.

Around New York the increase has been much larger. According to E. E. Slocum, who makes a specialty of selling farms, the present prices of farm land will be only a memory. "The abandoned farm is already, with a few exceptions, a thing of the past and is being made to pay tribute in proportion to its depleted powers and physical deformities. Even the poorest farms," said Mr. Slocum, "may be put to certain uses under the guidance of the theories used by the Agricultural Department."

Speaking of prices, Mr. Slocum said that "every day he receives orders to raise prices on farms he has for sale. For this reason it is almost impossible to average prices. An apple orchard of standard variety in prime age is worth from \$500 to \$1,000 an acre, and under general cultivation is worth \$100 an acre and sprout and pasture land about \$10 an acre." Those joining the "back to nature" movement, he said, represented men in the best walks. Only those who have their hand in the business of providing farms have any idea of the people who are buying farming lands. Bankers, brokers, lawyers, merchants and clerks figure prominently as buyers.

They are tired of the uncertainties of business and are buying farms as a matter of protection, as well as for the relief they can get there from city toil. Besides one's health is improved by farm life, in concluding Mr. Slocum said: "Never buy a farm too far from a main thoroughfare. A farm that has been worked is the best. Look out for timber leases. Be sure there is an unfailing supply of water and that the ground has a slope so as to permit drainage. Congenial neighbors are also an asset."

PROPOSE MARGINAL RAILWAY

To Connect and Serve Waterfront and Inland in The Bronx.

At a meeting of the North Side Board of Trade held last week it was decided to appoint a committee to arrange for a "Bronx day" in connection with the opening of the New York, Westchester and Boston Railway to Mount Vernon and New Rochelle, which will probably take place around May 1. The committee will determine the nature of the celebration and attend to the carrying out of the details.

President L. S. Miller of the Westchester railway company was the principal speaker at the meeting and suggested that the Board of Trade should appoint a special committee to consider the suggestion which he made, to make a margin along the waterfront of The Bronx so that manufacturing concerns that may be located there may have railroad as well as water transportation facilities. The suggestions made by President Miller were in accordance with the comprehensive plans of Dock Commissioner Tompkins for a marginal railroad in the boroughs of Manhattan and The Bronx.

Mr. Miller said that his company was prepared to take up the construction of such a railroad as soon as a demand for it developed. A special committee was appointed to consider the suggestion and secure the cooperation of waterfront property owners and manufacturers with the railway company.

NEW JERSEY TRACT AT AUCTION.

On Wednesday next in the Vesey Street Salesroom Bryan L. Kennedy will offer for the estate of M. A. Kemp a tract of land comprising fifteen acres located on Palisades and Gorge road at Shadyale, N. J.

month has met with the approval of a large number of the representative suburban real estate companies and builders, and visitors to the show this season will find every opportunity to make comparisons of the various developments. Architects and prospective builders will have a chance to examine and learn all about every known building method.

Among the companies which have already signed their intention of exhibiting this season are the Long Island Realty Company, J. L. Tarrill, Nulley Realty Company, Long Island Realty Company, William J. Mott & Co., W. J. Levens & Co., and the suburban communities of Ridgewood, Passaic and Elizabeth. All these exhibitors have reserved large spaces and their representatives are spending no expense in arranging exhibits that